

142.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,042,600 / 1,042,600

USE VALUE:

1,042,600 / 1,042,600

ASSESSED:

1,042,600 / 1,042,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
120		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARKIN MICHAEL E & ERICA S	
Owner 2:	
Owner 3:	

Street 1: 120 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KERZNER STEVEN M & SHARON M -

Owner 2: -

Street 1: 120 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 13,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1870, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13500		Sq. Ft.	Site		0	80.	0.61	9									659,999						660,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13500.000	378,600	4,000	660,000	1,042,600		91983
							GIS Ref
							GIS Ref
							Insp Date
							11/29/17

Total Card	0.310	378,600	4,000	660,000	1,042,600	Entered Lot Size
Total Parcel	0.310	378,600	4,000	660,000	1,042,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	483.58	/Parcel: 483.5	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 142.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,700	4000	13,500.	660,000	1,042,700	1,042,700	Year End Roll	12/18/2019
2019	101	FV	284,000	4200	13,500.	618,800	907,000	907,000	Year End Roll	1/3/2019
2018	101	FV	273,600	3500	13,500.	511,500	788,600	788,600	Year End Roll	12/20/2017
2017	101	FV	273,600	3500	13,500.	470,300	747,400	747,400	Year End Roll	1/3/2017
2016	101	FV	273,600	3500	13,500.	429,000	706,100	706,100	Year End	1/4/2016
2015	101	FV	267,300	3600	13,500.	420,800	691,700	691,700	Year End Roll	12/11/2014
2014	101	FV	267,300	3600	13,500.	391,100	662,000	662,000	Year End Roll	12/16/2013
2013	101	FV	267,300	3600	13,500.	372,100	643,000	643,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERZNER STEVEN	70073-470		10/13/2017		955,000	No	No		
KERZNER STEVEN	60088-61	Convenience	9/25/2012		1	No	No		
BARRINGER PAUL	47291-310	Change>Sale	4/18/2006	G7	520,000	No	No	Y	
	21262-406		7/1/1991		215,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/29/2014	1085	Manual	3,000	8/29/2014				Replace/repair fro	11/29/2017	MEAS&NOTICE	HS	Hanne S											
8/18/2014	1014	Re-Roof	7,300	8/18/2014				Strip and re-roof.	1/22/2009	Measured	372	PATRIOT											
8/31/2012	1092	Re-Roof	13,000						1/31/2007	Permit Visit	BR	B Rossignol											
11/2/2009	1091	Redo Kit	16,600						8/17/2006	MLS	HC	Helen Chinal											
5/15/2006	376	Redo Bat	25,700			G7	GR FY07	demo & enlarge 3/4	11/16/1999	Meas/Inspect	256	PATRIOT											
5/16/2000	486	Wood Dec	12,000	O				12X13OSP&12X13DECK	1/1/1982		CS												
8/31/1992	410	Manual	1,700					NEW FOOTINGS															

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

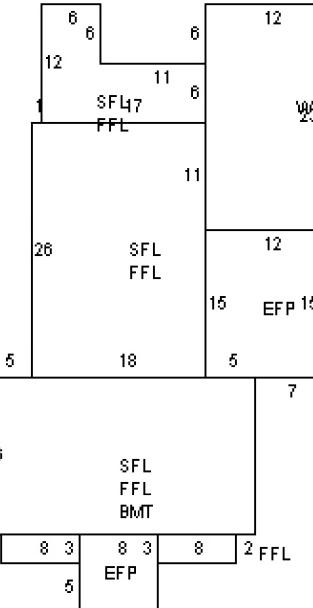
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

OF= BMT SINK.

SKETCH

UnSketched SubAreas:
OSP: 156,
WDK: 156,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1870
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	6 - Average
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	3	

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	140.690	155,042
SFL	Second Floor	1,054	140.690	148,289
BMT	Basement	448	42.210	18,909
WDK	Deck	432	8.230	3,556
EFP	Enclos Porch	244	38.000	9,271
OSP	Screen Porch	156	29.480	4,599

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,102	140.690	155,042						
SFL	Second Floor	1,054	140.690	148,289						
BMT	Basement	448	42.210	18,909						
WDK	Deck	432	8.230	3,556						
EFP	Enclos Porch	244	38.000	9,271						
OSP	Screen Porch	156	29.480	4,599						
Net Sketched Area:					Total:					
Size Ad	2156	Gross Are	3436	FinArea	2156					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1970	27.63	T	39.2	101			3,300			3,300
19	Patio	D	Y	1	10X16	A	AV	2016	4.59	T	5	101			700			700

More: N

Total Yard Items: 4,000

Total Special Features:

Total: 4,000